

Site:

Lot:

Model:

Purchaser:

Purchaser:

Phone:

Email:

BROOKLIN NOW TOWNS

2-10

ADMIRE (RLT-02)

DELIA ANDREA SINCLAIR

0

707.803.4172

0



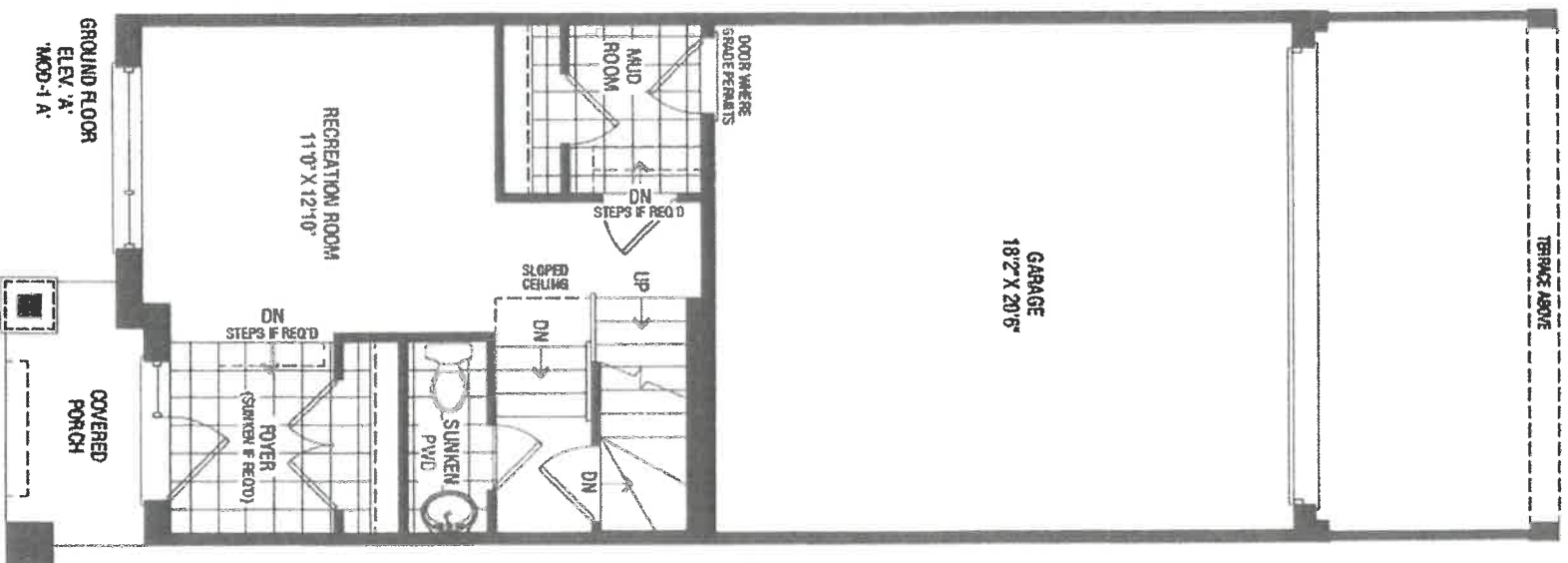
DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLANCES WITH WHITE FRONT LOAD WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
BONUS PACKAGE: AIR CONDITIONING UNIT	INCLUDED IN APS	
#1 HARDWOOD- GF REC ROOM, MAIN FLOOR ALL NON TILED AREAS AND 3RD UPPER HALL- UP 2		3-Jun-21
#2 STAIN FOR STAIRS- 2 FLIGHTS		03-Jun-21
#3 N/A		03-Jun-21
#4 N/A		03-Jun-21
#5 N/A		03-Jun-21
#6 REINFORCED LIGHT BOX IN MASTER BEDROOM AND FAMILY ROOM FOR FUTURE CEILING FAN		03-Jun-21
#7 OVER THE RANGE MICROWAVE, INCLUDES ELECTRICAL		03-Jun-21
#8 WATERLINE FOR THE FRIDGE		03-Jun-21
#9 N/A		03-Jun-21
#10 N/A		03-Jun-21
#11 *** THIS MEETING WAS COMPLETED BY ZOOM VIDEO CONFERENCE CALL***		03-Jun-21

ZANCOR HOMES COLOUR CHART

PRINTED 2021-06-01, 9:32 AM

ENTRANCES			
Main Foyer - FLOORING		LIVORNO 18 X 18	
Mudroom - FLOORING		LIVORNO 18 X 18	
Side Hall - FLOORING		NA	
Basement Foyer - FLOORING		NA	
KITCHEN			
Kitchen - FLOORING		NORTHERN SOLID SAWN COLLECTION WHITE OAK 5" BAROQUE- UP 2	
Breakfast - FLOORING		NORTHERN SOLID SAWN COLLECTION WHITE OAK 5" BAROQUE- UP 2	
Kitchen - CABINETS		400 SERIES WHITE PVC	
Island - CABINETS		400 SERIES WHITE PVC	
Servery - CABINETS		400 SERIES WHITE PVC	
Kitchen - HANDLES/KNOBS		H800BC	
Kitchen - COUNTERTOP		GALLO ORNAMENTAL LIGHT	
Island - COUNTERTOP		GALLO ORNAMENTAL LIGHT	
Kitchen - BACKSPLASH		DECLINED	
Kitchen - SINK		STD	
Kitchen - FAUCET		STD	
GREAT ROOM / DINING / DEN / OFFICE / BASEMENT			
Dining Room - FLOORING		NORTHERN SOLID SAWN COLLECTION WHITE OAK 5" BAROQUE- UP 2	
Living Room - FLOORING		NORTHERN SOLID SAWN COLLECTION WHITE OAK 5" BAROQUE- UP 2	
Great Room - FLOORING		NA	
Library / Den - FLOORING		NA	
Basement Rec Room - FLOORING		NORTHERN SOLID SAWN COLLECTION WHITE OAK 5" BAROQUE- UP 2	
STAIRS			
Railing Details - PICKETS		BLACK SINGLE COLLAR W/ ALT PLAIN	
Railing Details - POSTS		2 -3/4" TURNED OAK POST	
Railing Details - HANDRAIL		2- 1/2" OVAL OAK HANDRAIL	
Stair Stain - MAIN STAIRS		STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	
Stair Stain - BASEMENT STAIRS (if applicable)		NA	
Stair Stain - SERVICE STAIRS (if applicable)		NA	
POWDER ROOM			
GF-Powder Room - FLOORING		LIVORNO 18 X 18	
Powder Room - CABINETS		NA	
SF-Powder Room - FLOORING		LIVORNO 18 X 18	
Powder Room - SINK		STD	
Powder Room - FAUCET		STD	
2ND FLOOR			
Upper Hall - FLOORING		NORTHERN SOLID SAWN COLLECTION WHITE OAK 5" BAROQUE- UP 2	
Master Bedroom - FLOORING		T17 OPENING NIGHT	
Bedroom 2 - FLOORING		T17 OPENING NIGHT	
Bedroom 3 - FLOORING		T17 OPENING NIGHT	
Bedroom 4 - FLOORING		NA	
Bedroom 5 - FLOORING		NA	
Master Ensuite - FLOORING		LIVORNO 18 X 18	
Master Ensuite - SHOWER WALL		LIVORNO 18 X 18	
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2	
Master Ensuite - SHOWER JAMB		BIANCA CARARA	
Master Ensuite - CABINETS		400 SERIES WHITE PVC	
Master Ensuite - HANDLES/KNOBS		H800BC	
Master Ensuite - COUNTERTOP		STD	
Master Ensuite - SINK(s)		STD	
Master Ensuite - FAUCET(s)		STD	
FOR TRADE USE			
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		SIGNATURES	
BROOKLIN 2-10		PURCHASER INITIALS	VENDOR APPROVAL
PAGE 1 OF 2			

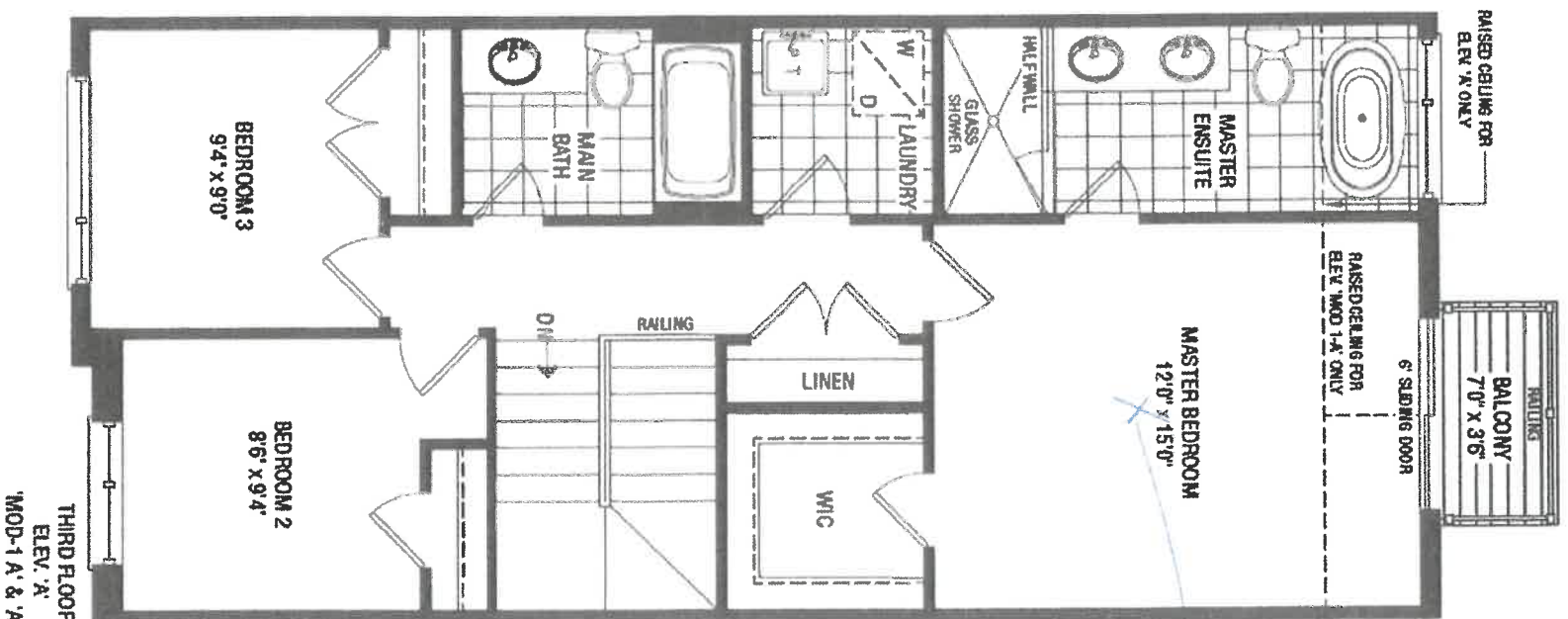
2ND FLOOR CONTINUED...									
Main Bath - FLOORING		LIVORNO 18 X 18							
Main Bath - TUB / SHOWER WALL		LIVORNO 18 X 18							
Main Bath - SHOWER FLOOR		NA							
Main Bath - SHOWER JAMB		NA							
Main Bath - CABINETS		400 SERIES WHITE PVC							
Main Bath - HANDLES/KNOBS		H800BC							
Main Bath - COUNTERTOP		5003-38 WHITE CASCADE							
Main Bath - SINK(s)		STD		Main Bath - FAUCET(s)		STD			
Shared Bath- FLOORING		NA							
Shared Bath- TUB / SHOWER WALL		NA							
Shared Bath- SHOWER FLOOR		NA							
Shared Bath- SHOWER JAMB		NA							
Shared Bath- CABINETS		NA							
Shared Bath- HANDLES/KNOBS		NA							
Shared Bath- COUNTERTOP		NA							
Shared Bath- SINK(s)		NA		Shared Bath - FAUCET(s)		NA			
E ensuite Bath - FLOORING		NA							
E ensuite Bath - TUB / SHOWER WALL		NA							
E ensuite Bath - SHOWER FLOOR		NA							
E ensuite Bath - SHOWER JAMB		NA							
E ensuite Bath - CABINETS		NA							
E ensuite Bath - HANDLES/KNOBS		NA							
E ensuite Bath - COUNTERTOP		NA							
E ensuite Bath - SINK(s)		NA		E ensuite Bath - FAUCET(s)		NA			
LAUNDRY									
Laundry - FLOORING		LIVORNO 18 X 18		Laundry - HANDLES/KNOBS		NA			
Laundry - CABINETS		NA		Laundry - SINK		STD			
Laundry - COUNTERTOP		NA		Laundry - FAUCET		STD			
Laundry - BACKSPLASH		NA							
TRIM / PAINT									
Casing/Baseboards		STD							
Interior Doors		STD							
Interior Door Hardware		STD							
PAINT - Throughout		BIRCH WHITE							
FIREPLACE									
Location / Insert / Mantle		DECLINED							
ACCESSORIES									
Mirrors		YES		BATH ACCESSORIES		YES			
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		STD		ELECTRICAL for Built-in Oven		DECLINED			
GAS LINE & ELECTRICAL TO STOVE		DECLINED		ELECTRICAL for Built-in Micro		DECLINED			
GAS LINE & ELECTRICAL TO DRYER		DECLINED		ELECTRICAL for Cooktop		DECLINED			
HOOD FAN VENT SIZE		OTR		ELECTRICAL for Bat Fridge		DECLINED			
WATERLINE to Fridge		YES							
DISCLAIMER									
Any charges to the colour chart after signing are subject to a \$5000 administration fee plus costs									
Purchaser has checked and acknowledged accuracy of colour and selections before signing.									
Colours of all materials are as close as possible to Builders selection but not necessarily identical due to dye lot variances in manufacturing/manufacturers. Due to construction progress some items may have been pre-selected or installed. In this event the Vendor's selection must be accepted by the purchaser									
SITE / LOT:		BROOKLIN LOT 2-10							
PURCHASER(S):		DELIA ANDREA SINCLAIR							
PURCHASER(S):		0		0					
CONTACT:		707.803.4172							
FOR TRADE USE									
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.									
ZANCOR HOMES		PURCHASER SIGNATURE		SIGNATURES / DATE					
		PURCHASER SIGNATURE		X 1284 6/3/21					
		DÉCOR CONSULTANT		JILLIAN					
		Vendor APPROVAL		Sue 9/21					



lot
2-10
M0912/21

X
R

ADMIRE

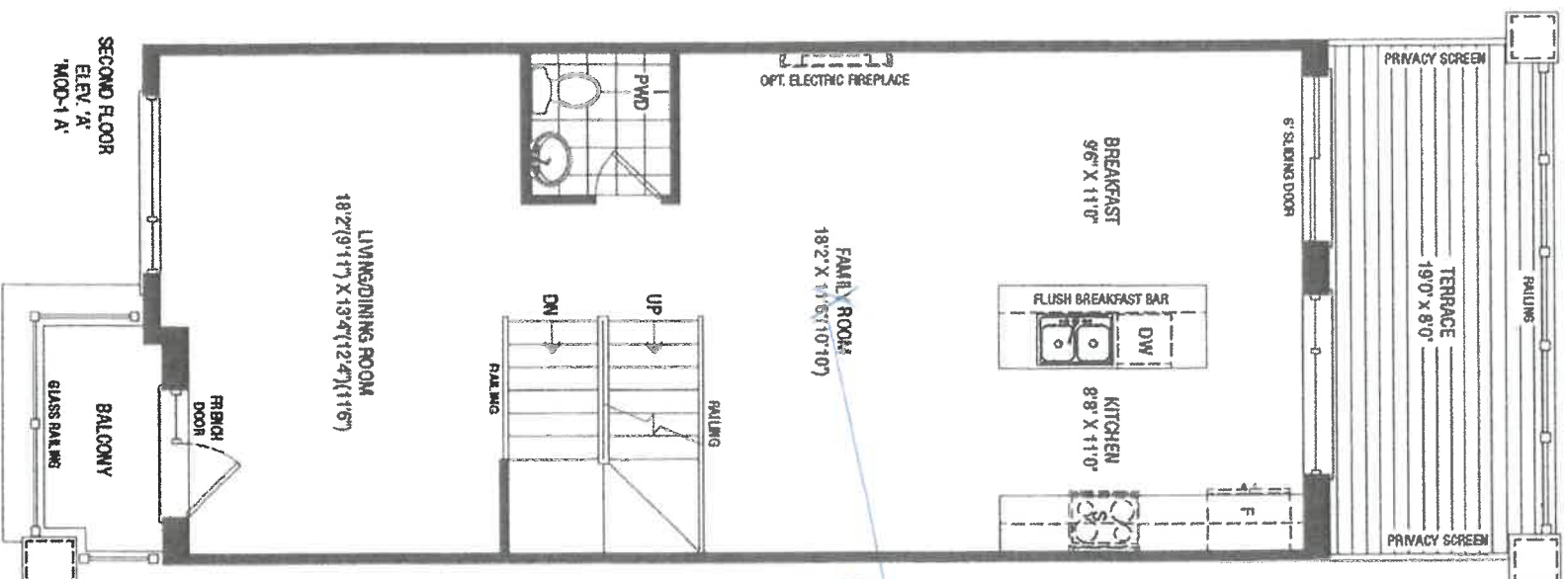


ADMIRE

1st
2-10
May 17/21

Reinforced
light box for fibre
ceiling fan.
Center in
room

X



1d 2-10
May 17/21

Reinforced
light box for
future center
fan Family
Room

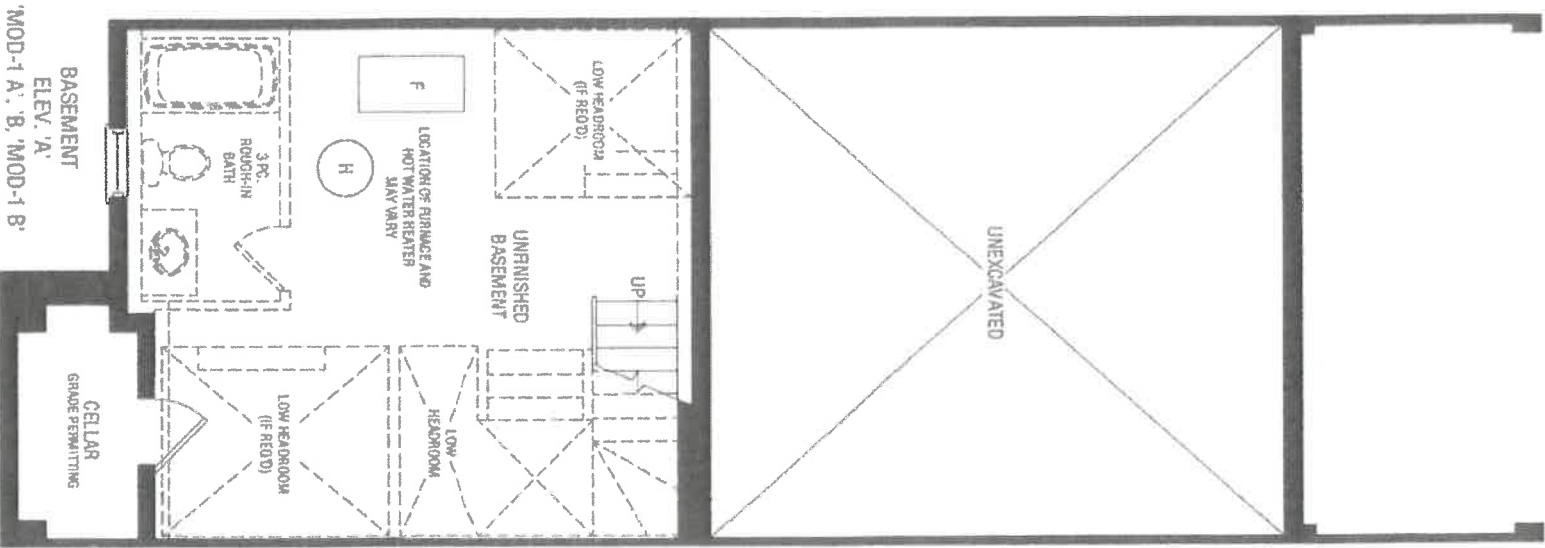
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Homeowner Initials
LOT

RLT-02 ADMIRE

1612-10

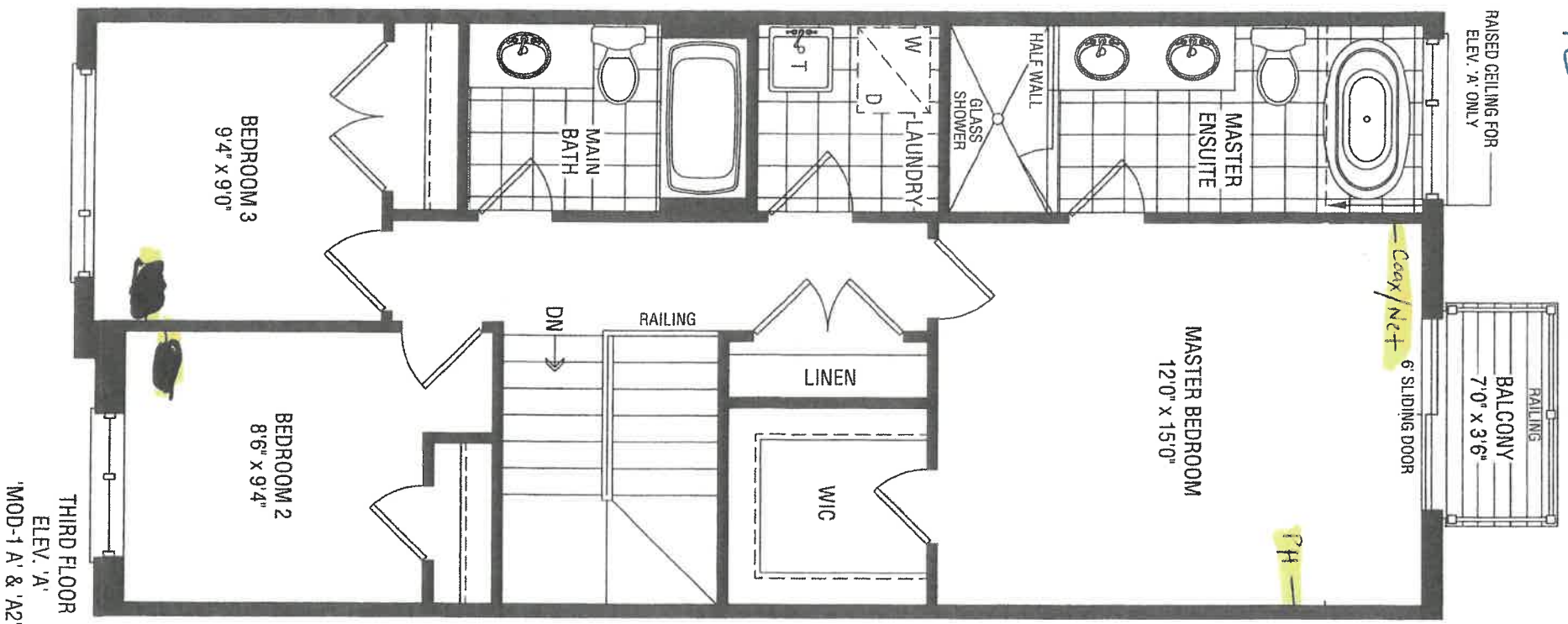
May 13/21



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ADMIRE

Lot 2-10
June 4/21

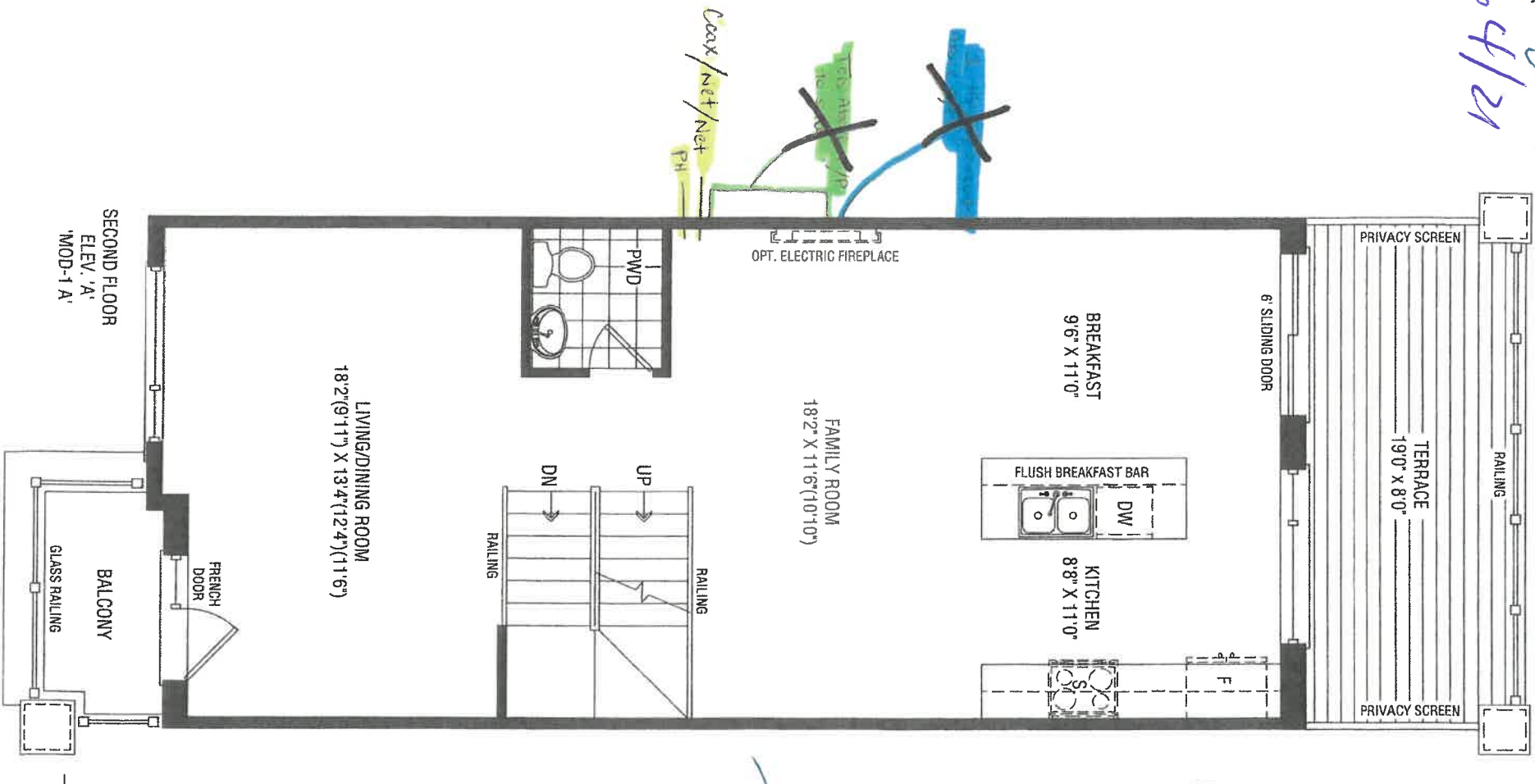


ATTCH

1, C, 1'S

* ARTISTIC SMART HOMES *

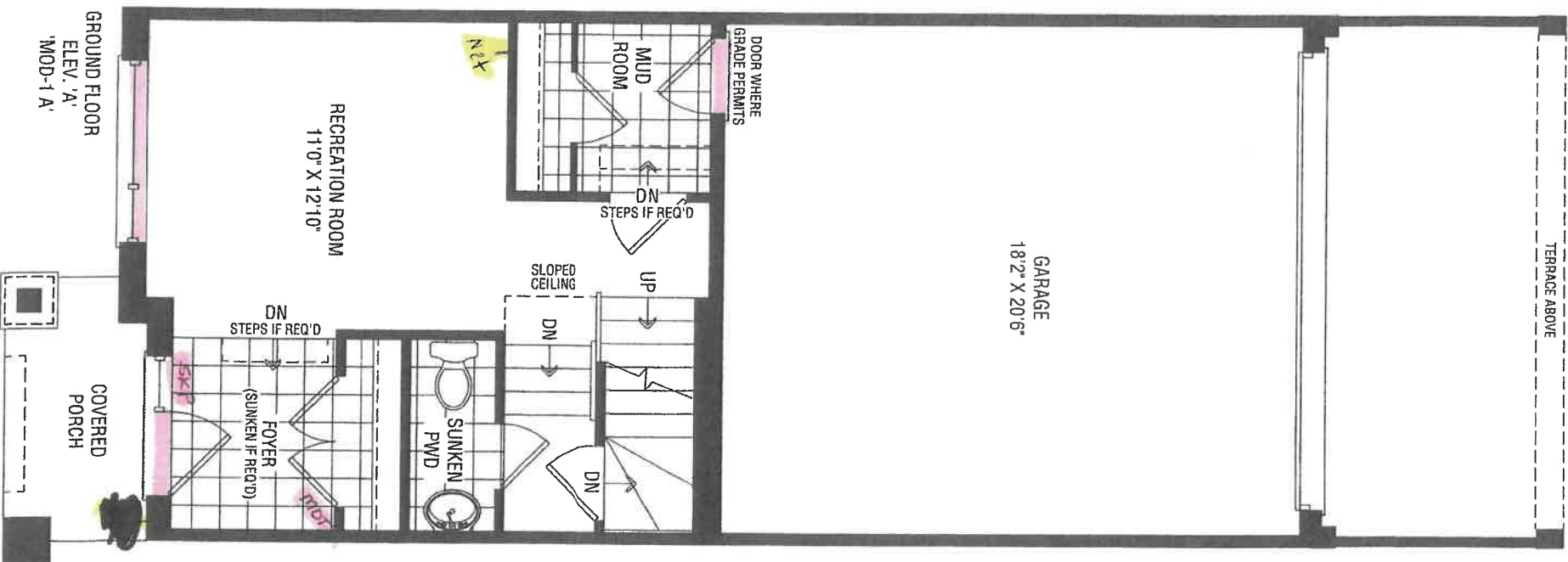
Lot 2-10
June 4/21



ARTISTIC SMART HOMES

ATTACH 101

Lot 2-10
June 4/21



ATTCH
1C1
HOMES

SMART

ARTISTLE



CLIENT NAME: ZANCOR HOMES
SHIP TO : BROOKVALEY TOWNS

03 MARCH

INSTALL DATE:

PAGE
15 of 19

DATE SUBMITTED
30 Mar 2021

DRAFTED BY: FERNANDA
COMMENT

PH:
CELL:

PROJ

RLT-02
STANDARD VANITIES ELEV A & B

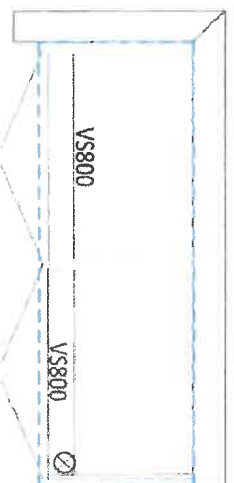
MAIN
1260



14-2-12
14-12-12

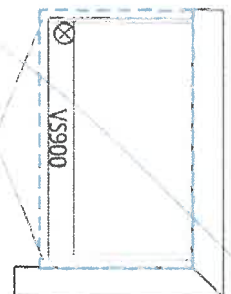
MASTER ENSUITE

1660



OPT. BASEMENT BATH

960



df
✓



CLIENT NAME: ZANCOR HOMES
SHIP TO: BROOKVALEY TOWNS

Q3 NUMBER

INSTALL DATE:

PH:
CELL:

PAGE

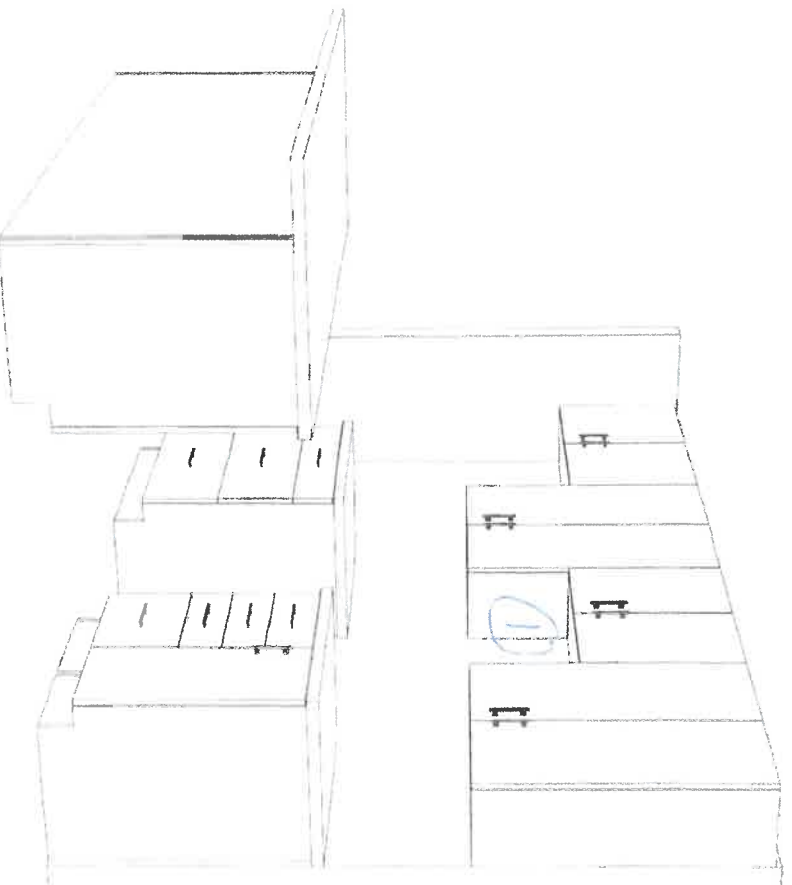
14 of 19

DATE SUBMITTED
30 Mar 2021

DRAFTED BY: FERNANDA
COMMENT

FIG 1

RLT-02
KITCHEN 3D DRAWING



① over the Range

✓



CLIENT NAME: ZANCOR HOMES
SHIP TO: BROOKVALLEY TOWNS

OR NUMBER
INSTALL DATE:

DRAFTED BY: FERNANDA
COMMENT
PR:
CELL:

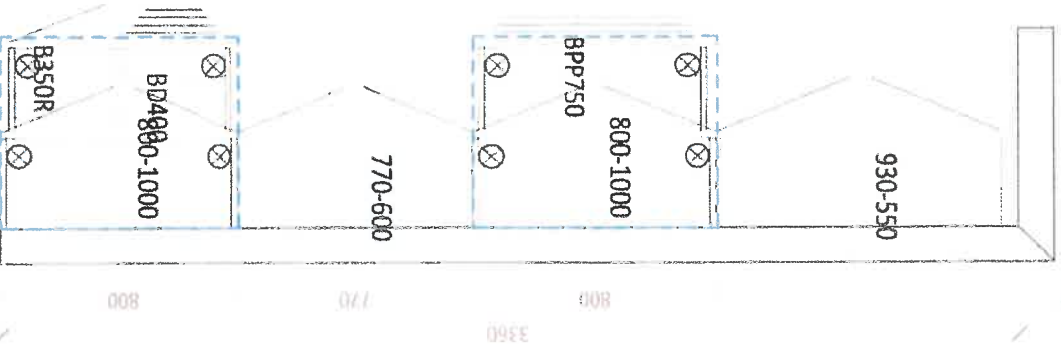
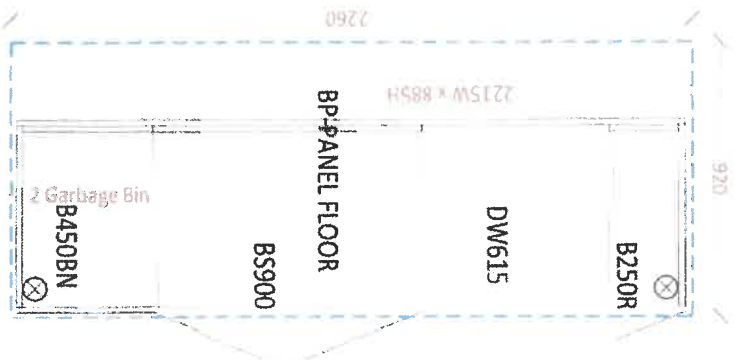
13 of 19

DATE SUBMITTED
30 Mar 2021

POF

RLT-02
KITCHEN ELEV. A & B

-Soft Close Doors and Drawers
-Cutlery divider



Handwritten signature and a large 'X' mark.

INTERIOR FINISHES ACKNOWLEDGEMENT / WAIVER

Purchaser accepts and acknowledges that the Builder reserves the right to substitute materials with those of equal or better quality where the manufacture, scheduling or delivery of materials may directly impact the Builder's ability to meet its contractual obligations under the Agreement of Purchase and Sale.

UPGRADES/EXTRAS: All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrades/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrades/extras will not proceed until verified and signed by an authorized signing officer at the Vendor's head office. **CHANGES WILL NOT BE PERMITTED UPON COMPLETION AND SUBMISSION OF THE COLOUR CHART.**

PORCELAIN & NATURAL STONES: Due to the properties of natural stones including but not limited to marble, granite, quartz, no two pieces are exactly the same. Variations in colour, tone, granularity (pitting, fissures) and pattern are to be expected, including various lighting may affect the overall finished look. Stone tops are sealed at time of installation and should never be cleaned with lemon oil or vinegar. Stones are porous materials, therefore any spilled substance require immediate attention. Stone countertops require regular seal re-application as part of home maintenance. Purchaser acknowledges colour and product variations as well as natural imperfections may exist with the selection of natural stone materials and shall not hold the Vendor liable for provision of same.

STONE COUNTERTOP JOINTS: Purchaser is aware that one joint will be at each corner and on either side of slide-in-range (if applicable). It will also be where the length of the counter top exceeds the length of a stone slab. Slabs are usually approximately 5' x 8'.

CERAMIC TILES: Due to manufacturing, shade (dye lots), product variations may exist that can affect the overall look of the finished product. Although every effort will be made to ensure the colours and materials selected are as close as possible to the samples, the purchaser acknowledges that the sample tiles supplied in the Design Centre may not be identical to the materials installed in the home.

STAIR STAINS: Due to the natural properties of wood, many variables can affect the overall look of the finished product. Factors including but not limited to wood type, knotting, graining, density, age, humidity, and air temperature can result in substantial variations in stain intensity. The purchaser accepts that although the Vendor will do their best to match stain the unfinished stairs as close as possible to the pre-finished floors, it is not possible to have an identical match and that there MAY be shade differences between the two products.

CABINETRY: Due to the natural properties of wood, slight variations apparent with cabinetry are to be expected. This includes but not limited to wood species, wood grain, colour, finish, product variations, and natural imperfections are all factors that may affect the overall look of the finished product. Such factors make exact colour matching impossible. The type and intensity of lighting in the areas of designated cabinetry placement may also highlight characteristics of cabinetry finish. All cabinets shall be finished with a white melamine interior box unless a finished interior is upgraded. Due to building specifications and/or on-site conditions, certain cabinetry upgrades may not be possible. The purchaser acknowledges that the Builder cannot guarantee the cabinetry finish or provision of certain upgrades and shall not hold the Builder liable for provision of same.

UPGRADES/EXTRAS: All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrades/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrades/extras will not proceed until verified and signed by an authorized signing officer at the Vendor's head office. **CHANGES WILL NOT BE PERMITTED UPON COMPLETION AND SUBMISSION OF THE COLOUR CHART.**

HARDWOOD / LAMINATE FLOORING: Due to the properties of wood and laminate, many variables can affect the overall look of the finished product. Variations include but not limited to wood type or laminate finish, colour/stain and wood grain are significant factors that make exact colour matching impossible. The purchaser acknowledges that the hardwood flooring is a pre-finished product in a controlled environment. Expansion, compression and cupping are characteristics of hardwood flooring once installed in the home. The purchaser acknowledges these may become apparent over time and despite the Builders' efforts to install the hardwood flooring materials in keeping with good workmanship, the Builder shall not be responsible nor held liable for minor variances of fluctuation in hardwood flooring materials.

HARDWOOD / LAMINATE WAIVER:

I/We understand hardwood flooring is classified as a porous material and as such not recommended by the Builder in certain areas. I/We understand there is a concern due to possible water and other substances being frequently splashed or spilled onto the floor and in contravention of Ontario Building Code Section 9.30.1.2(1).

"Finished flooring bathrooms, kitchens, public entrance halls, laundry & general storage areas shall consist of resilient flooring, felted-synthetic-fibre floor coverings, concrete, terrazzo, ceramic tile, mastic or other types of flooring providing similar degrees of water resistance."

I/We are prepared to assume full responsibility for any damage caused to the hardwood floor or subfloor due to moisture absorbency in the mentioned areas, and agree to waive any claims against the Township of residence, TARIION and/or the Builder in relation to the matter. ****SEE COLOUR CHART FOR LOCATIONS****

DATE May 17/24

SITE BROOKLIN TOWNS

LOT 2-10

GALLERY
BY ZANCOR

ZANCOR

now
TRANSFORMATION

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Steve Miller @ Appliance Canada (905) 560-2424 / 8701 Jane Street, Vaughan

► **Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE OF COLOUR CHART (if not received during appointment)**

► *****Specs that require changes/modifications after this date will not be accepted*****

► **NOTE:** Any upgraded appliances are to be paid by the Purchaser, directly to the appliances company.

► Additional charges to the Purchaser may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

► It is the Purchasers responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturers specifications after closing.

► Standard appliance openings are approximate and the minimum required. Sizes may vary due to onsite condition and/or when modifications have been made to the cabinetry.

STANDARD OPENINGS ACKNOWLEDGED BY PURCHASER:

- Fridge Opening ► 36" x 74" **Size is (+/-) & space above the fridge is required due to proper air flow
- Stove Opening ► 30"
- Hood Fan Opening ► 30"
- Hood Fan Vent ► 6"
- Dishwasher Opening ► 24"

INITIAL

UPGRADED APPLIANCES BELOW (Check applicable)

It is the Purchaser's responsibility to provide Zancor Homes with the correct specification for each appliance that has been upgraded. Zancor Homes will not be responsible for appliance requirements based on upgrades if specs have not been provided to the builder.

INITIAL

FRIDGE

- ☐ Built-In
- ☒ Flush Inset
- (Spec's Required) ☐ Panelled / Integrated ☒ Water Line

RANGE

- (Spec's Required) ☐ 36" ☒ 48" *hood fan opening to be the same as the stove
- ☐ Gas ☐ Cooktop (Apron front)

Larger CFM may be required with these appliances

☒ Induction ☐ Cooktop (Drop-in)

**Countertop Cut-out charge required for cooktop

HOOD FAN & VENT

- ☐ Under Cabinet (Standard) ☒ 6 Inch (Standard)
- ☐ Chimney (centre vent) ☐ 8 Inch
- (Spec's Required) ☐ Insert / Liner ☐ 10 Inch

WALL OVEN & MICRO

- ☐ Single Oven ☐ Warming Drawer
- ☐ Double Oven ☒ Over the Range Microwave
- (Spec's Required) ☐ Steam Oven ☐ Built-in Microwave (*trim kit required)

DATE

SITE

LOT

BROOKLIN TOWNS

** Any upgrades checked in this appliance form must be accompanied with specs provided by the Purchaser.

**It is the responsibility of the trade to inform the builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation.

221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738-7010 F: (905) 738-5948

Stone Countertop Edge Profiles

Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



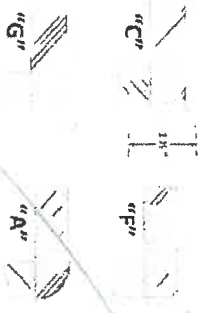
Standard Countertop Edge in Vanity



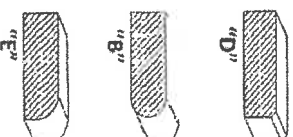
Homeowner(s) Initial

OPTION (1) EDGE FOR KITCHEN & VANITIES \$250

Optional Edge in Kitchen



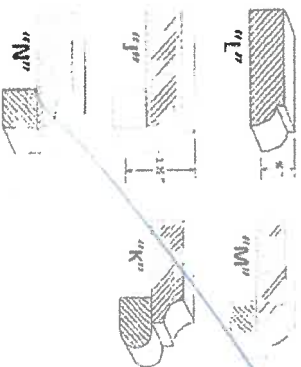
Optional Edge in Bathroom



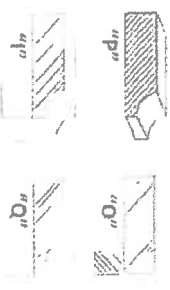
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

11/21/21

SITE

BROOKLIN

LOT

2-10

THE GALLERY
BY ZANCOR

ZANCOR

now
TOWNS IN BROOKLIN

HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE: BROOKLIN TOWNS -

DATE:

May 17/21 2-10

STANDARD ITEMS AS PER SCHEDULE A:

STANDARD CABLE ROUGHIN in (1) Master Bedroom, (1) Family / Great Room
STANDARD TELEPHONE ROUGHIN in (1) Master Bedroom, (1) Family / Great Room
STANDARD CAT5 ROUGHIN - (3) In location of Purchasers choice.

OPTION 1:

I/we the Homeowner(s) have chosen to contact the Home Automation Company to select the locations of the rough-ins for Cable, CAT5, Telephone as included in our Agreement of Purchase Sale.

I/we the Homeowner(s) will contact the trade within 4 weeks of the date of this release to select locations of the standard rough-ins review other optional products for purchase.

Trade: Artistic Smart Homes
Phone: (905) 850-9386
Rep: Jessica
Location: 8601 Jane Street Unit #8 Vaughan ON L4K 5N9

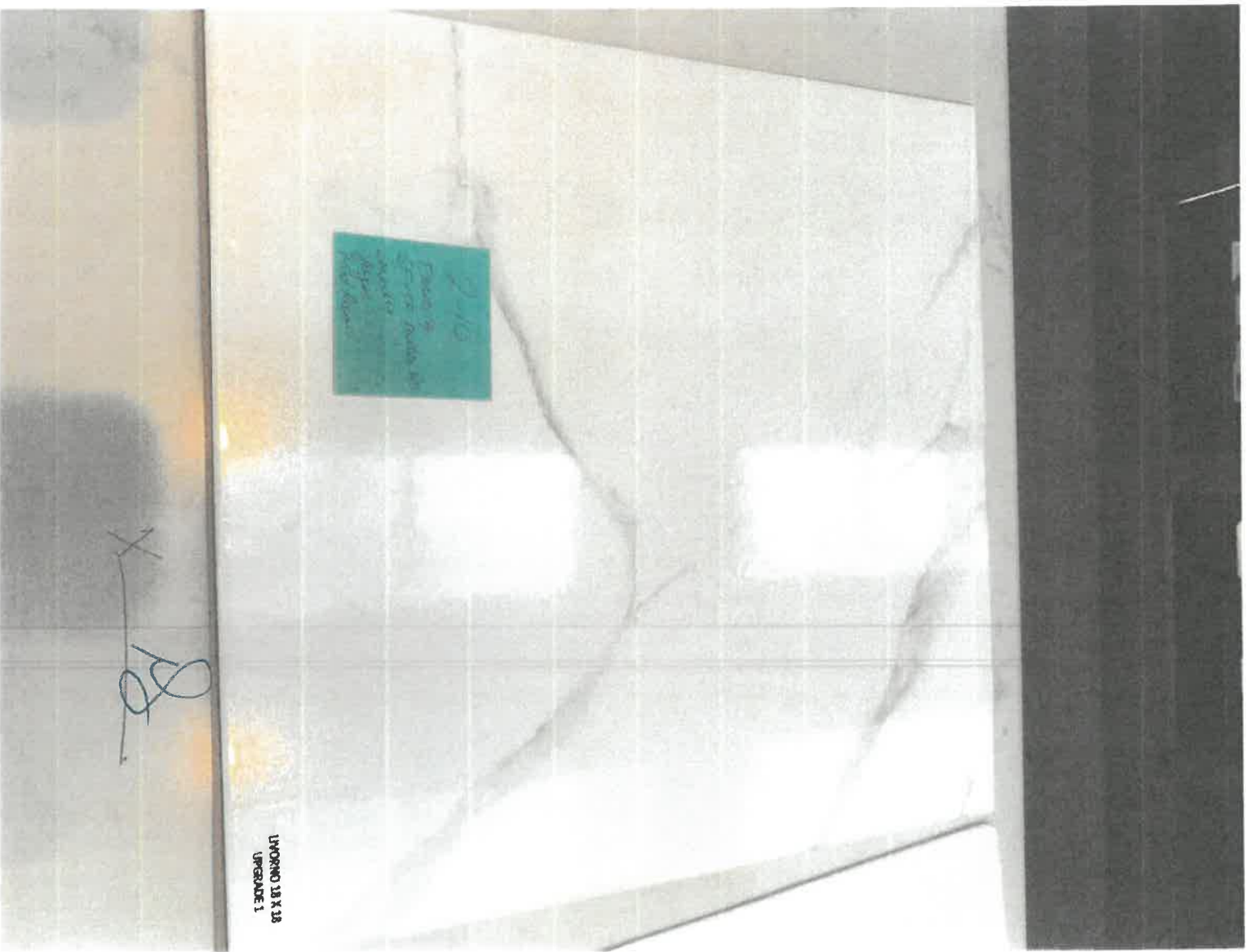
Should the homeowner not make these selections within the sufficient time provided, the rough-ins as mentioned above will be installed in locations as indicated above.

Homeowner(s) Initial

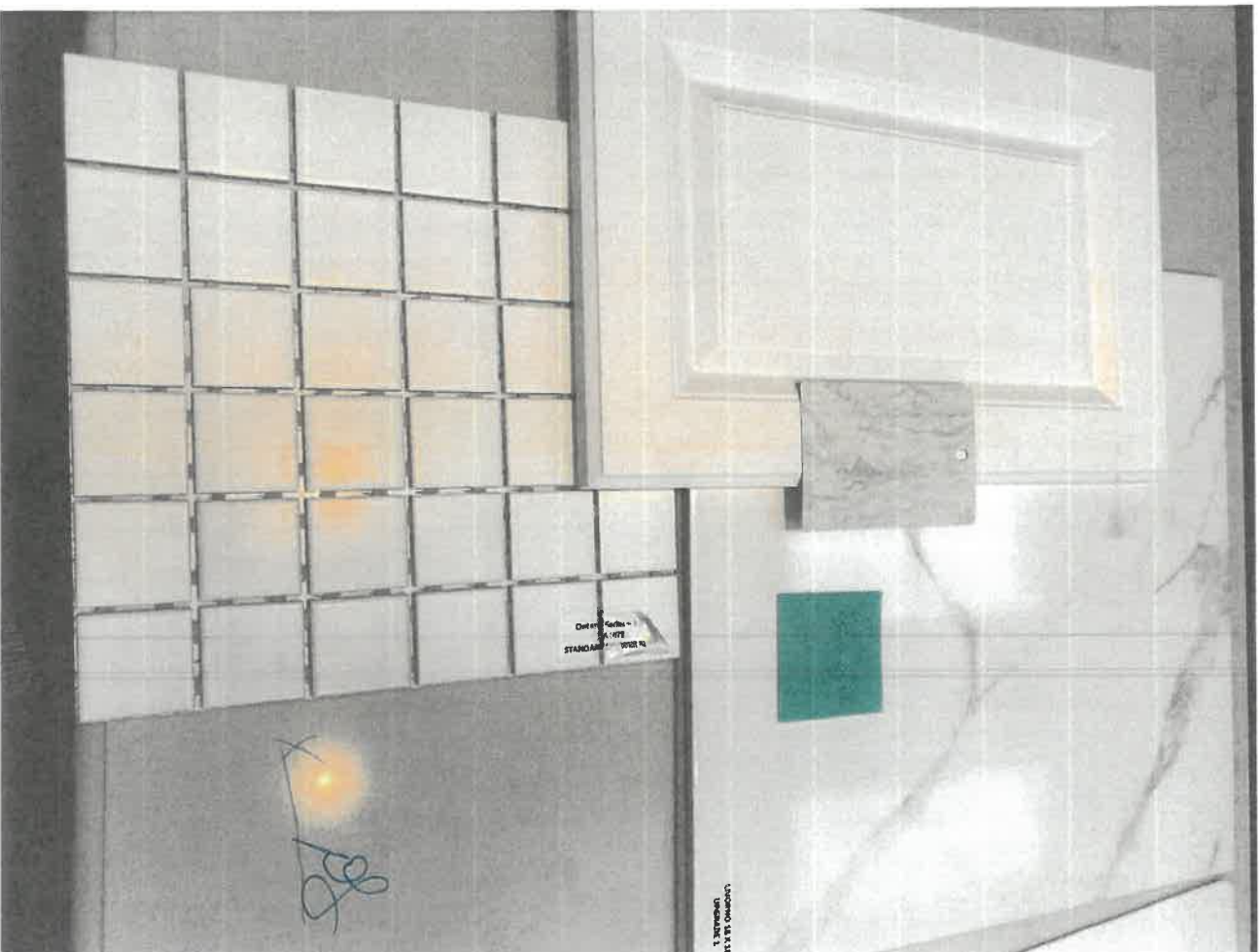
OPTION 2:

I/we the Homeowner(s) have chosen to not contact the home automation company. I/we the Homeowner(s) have selected the locations for the standard rough-ins for Cable, CAT5, Telephone that are included in the Agreement of Purchase and Sale directly with a décor rep.

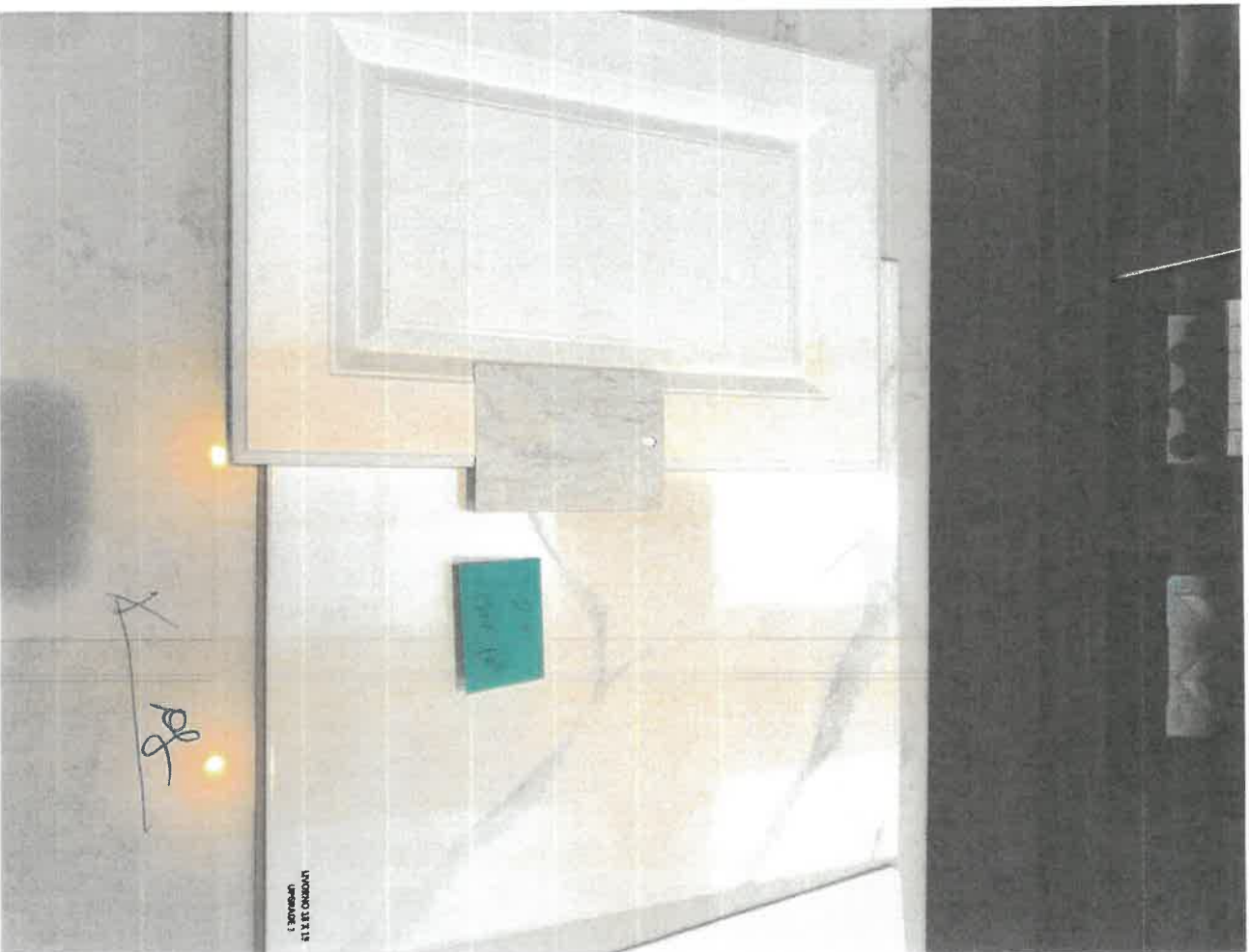
Homeowner(s) Initial



Lot 2-10



Lot 2-10



Lot 2-10

Jill Barry

Subject:

FW: 2-10 hardwood

From: Jillian Barry <jillianbarry5@gmail.com>
Sent: May 28, 2021 1:33 PM
To: Jill Barry <jill@zancorhomes.com>
Subject: 2-10 hardwood



14-2-10
11/11/21

PS
X



Lot 2-10

X 08

Lot 2-10
01-0

Jill Barry

Subject:

FW: 2-10



Final

Lot 2-10

1

Jill Barry

Subject: FW: LOT 2-10 FINAL PAPERWORK

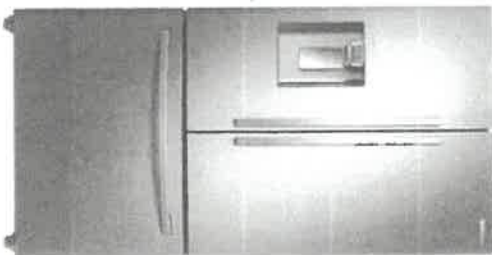
From: Andrea Sinclair <praise8383@msn.com>

Sent: May 31, 2021, 5:17 AM

To: Jill Barry <jill@zancohomes.com>

Subject: Re: LOT 2-10 FINAL PAPERWORK

I heard from Steve this is the refrigerator:



• • • • •

Handwritten signature and initials.

Handwritten date: 14-2-10 Jun 1, 2021

RF23R6201SR French
Twin Cooling Plus™

4.2 (198) W/24.1

- Enjoy Fresh Food - Twin Cooling Plus™
- Easy-to-Clean - Fingerprint Resistant
- Counter Depth Design

Choose your Colour



Stainless Steel

Choose your Capacity

22.6 cu.ft.

RF23R6201SR French Door
(Stainless Steel)
Silver | 22.6 cu.ft.

Physical specification

lot 2-10
Net Dimension (WxHxD)(inch) June 1, 202
35 5/8 inch

Net Case Height with Hinge (inch)
70 inch

Net Depth with Door Handle (inch)
31 inch

Packing Dimension (WxHxD)(inch)
38 1/4 x 76 x 31 2/8 inch

Packing Weight (kg)
136 kg

✓ PS

Whirlpool 1.7 cu. ft. Microwave Hood Combination with E
Model: YWMH31017HZ

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1st 2-10
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Specifications

Dimensions			
Capacity	4.7 cu ft	Depth CLOS	
Depth Closed Including Handles	17.3-18 in	Depth WITH	
Height	47.4-48 in	Net Weight	
Width	22.4-23.16 in		

Configuration and Overview			
Microwave Type	Over-the-Range	Size	

Microwave:

✓ *RF*

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